

**MINUTES OF THE BOARD OF DIRECTORS
HOLLYWOOD PROPERTY OWNERS ALLIANCE
January 21, 2010**

Directors Present	Thaddeus Smith, President	The Music Box Theater
	Ron Radachy, V.P.	Oasis of Hollywood
	Michael Gargano, Secretary	Argent Ventures and Millennium Partners
	Frank Stephan, Treasurer	The Clarett Group
	Greg Angelo	METRO
	Aziz Banayan	Algert Co., Inc.
	Chris Bonbright	Whitley Court Partners
	Jeff Cohen	Gatehouse Capital
	Nathan Korman	NBK, LLC
	Jose Malagon	Hollywood Media Center
	Jan Martin	AMDA
	Jim McPartlin	W Hotel
	Tej Sundher	Hollywood Wax Museum
	John Tronson	Tronson Investment Group
	Neelura Bell	CRA/LA - (Ex-officio Member)
	David Green	Nederlander Organization - (Ex-officio Member)
	Leron Gubler	Hollywood Chamber of Commerce- (Ex-officio Member)
Directors Absent	Monica Yamada	CIM Group, Inc.
	Captain Beatrice Girmala	LAPD - (Ex-officio Member)
Staff	Kerry Morrison	HPOA
	Sarah MacPherson	HPOA
	Katie Zandona	HPOA
	Brian Barth	HPOA
	Joe Mariani Jr.	HPOA
Guests	Jeff Loeb	Nederlander Organization – (Streetscape Chair)

I. Call to Order

The meeting was called to order by Board President Thaddeus Smith at 8:35 a.m.

II. Public Comment

No Public Comment

III. Board Retreat

Board members participated in a planning retreat facilitated by Brad Segal of Progressive Urban Management Associates (PUMA). The report, summarizing the retreat recommendations, is attached to these minutes.

IV. Approval of Minutes

A. December Minutes: **It was moved by Jim McPartlin, seconded by Chris Bonbright and CARRIED to approve the December 17, 2009 minutes. Unanimously approved.**

B. November Minutes: Kerry Morrison reported that the November minutes required an amendment to reflect that the 2010 budget was approved at the same time the board, while in Exec. Session, approved the salary budget for 2010. The budget had been presented during the regular board meeting, but final approval was deferred until Executive Session, after the human resources budget was reviewed.

The amendment to the November minutes would read: It was moved by John Tronson, seconded by Jan Martin and CARRIED to approve the 2010 budget and to increase the human resources salary budget by 4.27 percent and the executive director position by 3 percent.

It was moved by Chris Bonbright, seconded by Jim McPartlin and CARRIED to approve the amendment to the November 19, 2009 board minutes. Unanimously approved.

IV. Treasurer's Report

A. Treasurer's Report:

1. The Treasurer's Report was deferred until the February board meeting.

V. Committee/Activity Reports

A. Nominating Committee: Nathan Korman announced that he and the nominating committee are in the process of interviewing two new candidates for the board to fill the vacated seats left by Don Jacinto and Hillary Royce.

VI. Old Business

None

VII. New Business

A. Board Retreat: Notes from the board retreat have been attached as an addendum to these minutes.

VIII. Report from Executive Director and Associate Executive Director

None

IX. Next Meeting

The next meeting was scheduled for Thursday, February 18, 2010 at 4 p.m. in Suite 200 of the Taft Building (1680 Vine St., Los Angeles, CA. 90028).

X. Adjournment

There being no further business the meeting was adjourned by Board President Thaddeus Smith at 2:30 p.m.